

Prepared by & Return to:  
PRIORITY TRUSTEE SERVICES  
OF MS, L.L.C.  
1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181 ext 1525

MSP # 0405792MS  
Loan # 0014033512/ Dunn

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DE SOTO COUNTY, MS  
CHANCERY CLERK

INDEXING INSTRUCTIONS: Lot 33, Section C, Whitney Village Subdivision in  
Township 3 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Michael Dunn and Marva Dunn executed a Deed of Trust in favor of ,  
Trustee, securing an indebtedness to Citizens Bank, dated December 28, 1999, and recorded in  
Book 1178, Page 518, as having been modified by an agreement recorded in Book 2291, Page  
648 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Franklin Credit Management  
Corporation, by instrument dated November 22, 2004, and recorded in the Office of the aforesaid  
Chancery Clerk in Book 2113, Page 690; and

WHEREAS, Franklin Credit Management Corporation, the legal holder of the said Deed  
of Trust and the Note secured thereby, substituted PRIORITY TRUSTEE SERVICES OF MS,  
L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated  
May 02, 2007, and recorded in Book 2718, Page 741 of the records in the offices of the aforesaid  
Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by  
said Deed of Trust, which default continued for a period of time necessary for the holder thereof  
to declare the entire unpaid balance immediately due and payable as was its option so to do  
under the terms thereof, PRIORITY TRUSTEE SERVICES OF MS, L.L.C., did on November  
29, 2007, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps  
door of the De Soto County Courthouse, 2535 Highway 51 South Hernando, Mississippi, offer  
for sale at public auction and sell to the highest bidder, according to law, the following described  
land and property, with improvements thereon situated, lying and being situated in De Soto  
County, Mississippi, and more particularly described as follows:

miss  
sw

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Lot 33, Section C, Whitney Village Subdivision in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Pages 11 and 12, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on November 8, 2007, and subsequent notices appeared on 11/15/07, 11/22/07. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on November 8, 2007, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Franklin Credit Management Corporation bid for said property in the amount of \$78,743.70 and this being the highest and best bid the said Franklin Credit Management Corporation was declared the successful bidder and the same was then and there struck off to Franklin Credit Management Corporation.

WHEREAS, Franklin Credit Management Corporation has requested transfer and assignment of its bid to Federal National Mortgage Association, and has authorized the undersigned to convey the property described above to Federal National Mortgage Association, and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Franklin Credit Management Corporation as the highest and best bidder to Federal National Mortgage Association, pursuant to the authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$78,743.70, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Federal National Mortgage Association**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

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WITNESS MY SIGNATURE, this the 29 day of November, 2007.

Dionne Simmons, Manager

*Dionne Simmons*  
 PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
 Substitute Trustee

STATE OF GEORGIA  
 COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 29<sup>th</sup> Day of November 2007, within my jurisdiction, the within named DIONNE SIMMONS, who acknowledged to me that she is MANAGER OF PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, LLC, a manager-managed limited liability company, as manager of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 29 day of November, 2007.

*Robin M. Walker*  
 NOTARY PUBLIC  
 My Commission Expires *April 12, 2008*

Grantor:  
 Dionne Simmons, Manager  
 PRIORITY TRUSTEE SERVICES OF MS, L.L.C.  
 1587 Northeast Expressway  
 Atlanta, GA 30329  
*404-324-9181*  
 Grantee:  
 Federal National Mortgage Association  
 900 East Paces Ferry Road  
 Suite 1900  
 Atlanta, GA 30326-1161  
*FHNA*

*Robin M. Walker*  
 Notary Public  
 My Commission Expires *April 12, 2008*



# PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S  
NOTICE OF SALE**  
STATE OF MISSISSIPPI  
COUNTY OF DE SOTO

WHEREAS, on December 26, 1999, Michael Dunn and Marva Dunn executed and delivered a certain Deed of Trust unto Trustee for the benefit of Citizens Bank, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 1178, Page 518, as having been modified by an agreement recorded in Book 2291, Page 648; and

WHEREAS, said Deed of Trust was subsequently assigned unto Franklin Credit Management Corporation, by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 2113, Page 690; and

WHEREAS, the holder of said Deed of Trust substituted and appointed **PRIORITY TRUSTEE SERVICES OF MS, L.L.C.**, as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 2718, Page 741; and

WHEREAS, default having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on November 29, 2007, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East Front Steps of the De Soto County Courthouse at 2535 Highway 51 South, Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 33, Section C, Whitney Village Subdivision in Section 18, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 49, Pages 11 and 12, in the office of the Chancery Clerk of DeSoto County, Mississippi. Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 27th day of October, 2007

/s/ LaSheta Payne  
LaSheta Payne, Member  
PRIORITY TRUSTEE SERVICES  
OF MS, L.L.C.

1587 Northeast Expressway  
Atlanta, GA 30329  
(770) 294-8181 ext 1525  
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Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2007

Diane Smith

Sworn to and subscribed before me, this 22 day of Nov., 2007

BY Judy A. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: JANUARY 16, 2009

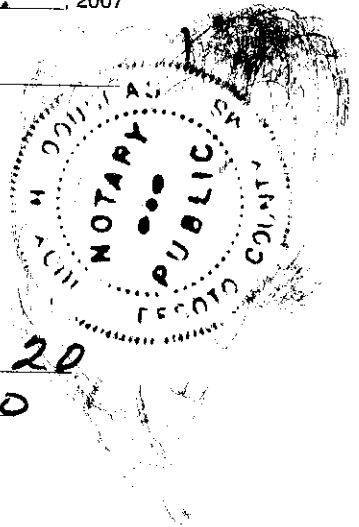
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